



# Landlord and Tenant Act 1987

## 1987 CHAPTER 31

### PART I

#### TENANTS' RIGHTS OF FIRST REFUSAL

##### *Termination of rights against new landlords etc.*

#### **17 Termination of rights against new landlord or subsequent purchaser**

- (1) If, at any time after a notice has been served under section 11(1) or 12(1), the premises affected by the original disposal cease to be premises to which this Part applies, the new landlord may serve a notice on the qualifying tenants of the constituent flats stating—
  - (a) that the premises have ceased to be premises to which this Part applies, and
  - (b) that any notice served on him under section 11(1) or 12(1), and anything done in pursuance of it, is to be treated as not having been served or done.
- (2) Subsection (4) of section 5 shall apply to a notice under subsection (1) above as it applies to a notice under that section, but as if the references to the qualifying tenants on whom such a notice is required to be served by virtue of subsection (1) of that section were references to the qualifying tenants mentioned in subsection (1) above.
- (3) Where a period of three months beginning with the date of service of a purchase notice on the new landlord has expired—
  - (a) without any binding contract having been entered into between the new landlord and the nominated person, and
  - (b) without there having been made any application in connection with the purchase notice to the court or to a rent assessment committee under section 13,the new landlord may serve on the nominated person a notice containing such a statement as is mentioned in subsection (1)(b) above.

- (4) Where—

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*Status: This is the original version (as it was originally enacted).*

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- (a) any such application as is mentioned in paragraph (b) of subsection (3) was made within the period of three months referred to in that subsection, but
  - (b) a period of two months beginning with the date of the determination of that application has expired, and
  - (c) no binding contract has been entered into between the new landlord and the nominated person, and
  - (d) no other such application as is mentioned in subsection (3)(b) is pending,
- the new landlord may serve on the nominated person a notice containing such a statement as is mentioned in subsection (1)(b).
- (5) Where the new landlord serves a notice in accordance with subsection (1), (3) or (4), this Part shall cease to have effect in relation to him in connection with the original disposal.
  - (6) In a case where a new landlord is entitled to serve a notice under subsection (1) above but does not do so, this Part shall continue to have effect in relation to him in connection with the original disposal as if the premises in question were still premises to which this Part applies.
  - (7) References in this section to the new landlord shall be read as including references to any other person to whom sections 12 to 14 apply by virtue of section 16(2) or (3).
  - (8) Section 13(6) applies for the purposes of this section.